



CITY OF FORT PIERCE

PLANNING DEPARTMENT

REBECCA GROHALL, AICP, PLANNING MANAGER
COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

Property address or Location Block 4 Seaway Drive Ft. Pierce, FL 34946

Parcel ID #(s) 2401-501-0035-000-9

Project description Final Review for restaurant use.

Stan Oginz
Property Owner(s)
4265 Berry Road
Street Address
Grant FL 32949
City State Zip
(772) 519-1829
Phone Number
aoginz@cox.net
Email Address

Square Grouper/ Jimmy Burg
Applicant/Representative, Title, Company
1111 Love St.
Street Address
Jupiter FL 33458
City State Zip
(561) 575-0252
Phone Number
jburg@squaregrouper.net
Email Address

Property Owner(s) Acknowledgements: - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the application described herein.

Stanley Oginz
Property Owner(s) Signature(s)

STATE OF FLORIDA --ST. LUCIE COUNTY

The foregoing instrument was acknowledged before me this 6th day of OCTOBER, 20 14, by

STANLEY OGINZ who is personally known to me or has produced

as identification.

Carolyn Sikoriski
Signature of Notary



INTAKE MEETINGS ARE REQUIRED FOR ALL SUBMITTALS. CALL (772) 467-3729

TO BE COMPLETED BY STAFF

Zoning	Future Land Use	Total Acres	Historic District	Historic Designation	
				Contributing	Individual
				Non-Contributing	None

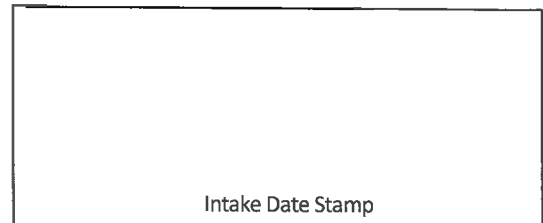
Pre-Application Meeting Date _____ Fees _____ Control # _____ B. Permit # _____

Intake Planner _____

Planner Assigned _____

Approved By _____ Date _____

Comments _____



Intake Date Stamp

DEVELOPMENT REVIEW

General Information

- Incomplete application packets cannot be accepted.
- Site Plan approval is valid for one (1) year following City Commission approval. In order to maintain site plan approval, vertical improvements, permitted by the Building Department must commence prior to the 12-month expiration date, and building permits must be maintained until site plan is completed, per plans, or approval shall lapse.

Choose Application Type:

Application Type			
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Conditional Use with New Const.	<input type="checkbox"/> Major Amendment	
<input type="checkbox"/> Conceptual Development Plan		<input type="checkbox"/> Minor Amendment	

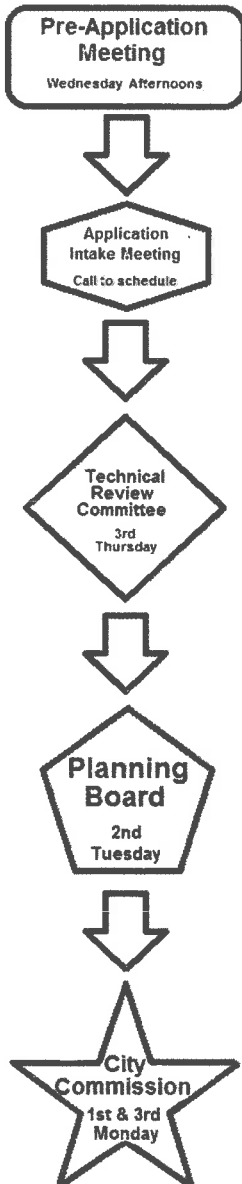
Site Information:

Non-Residential: Proposed Sq. Ft.: _____ Residential: Proposed Units: _____

Surrounding Uses: (i.e. single family home, retail, industrial, etc.)

North	South	East	West

Application Outlook



Site Plan submittal requirements:

Submit one (1) original & thirteen (13) hard copies and one (1) CD of the following. Additional copies will be required of subsequent submittals.

- Complete notarized application
- Warranty Deed
- SLC Property Record Card
- Statements of ownership & control of proposed development. Statement describing in detail: character & intended use.
- General location map (see Section 22-58.d.2)
- Survey (see Section 22-58.d.3)
- Site Plan (see Section 22-58.d.4)
- Landscaping Plan (see Section 22-187)
- Storm Drainage Plan (see Section 22-58.d.6)
- Environmental Impact Report
- Beach/Dune System protection plan, if applicable (see Section 22-58.d.7)
- Lighting Plan (see Section 22-58.d.8)
- Design Review submittals (see Design Review application)
- Traffic Impact Report
- Concurrency Review submittals (see Concurrency Review application)

PROPERTY RECORD CARD

Stan Oginz LLC Record: 1 of 1

<<Prev Next >> Spec.Assmnt Taxes Exemptions Permits Home Print

Property Identification

Site Address: Seaway Dr ParcelID: 2401-501-0035-000-9
 Sec/Town/Range: 36:34S:40E Account #: 174971
 Map ID: 14/36S Use Type: Vac Comm
 Zoning: C5 City/Cnty: Fort Pierce



Ownership and Mailing

Owner: Stan Oginz LLC
 Address: 3001 Industrial Ave Three
 Fort Pierce FL 34946

Legal Description

FT PIERCE BEACH S/D BLK 4 THAT PART OF LOTS 1 THRU 8 AND PART OF LOT 9 AND THAT PART ADJ ON N AS DES
[More...](#)

Sales Information

Date Price Code Deed
 6/8/2009 825000 0311 CT

Book/Page
 3102 / 1960

Assessment 2014

2014 TRIM: 945800
 Assessed: 945800
 Ag.Credit: 0
 Exempt:
 Taxable:
 Taxes: 24173.99

Total Land and Building

Land Value: 945800 Acres: 1.11
 Building Value: 0
 Finished Area: 0 SqFt

BUILDING INFORMATION

No Sketch
 Available



Exterior Features

View:	-	RoofCover:	-	RoofStruct:	-
ExtType:	-	YearBlt:	-	Frame:	-
Grade:	-	EffYrBlt:	-	PrimeWall:	-
StoryHght:	-	No.Units:	-	SecWall:	-

Interior Features

BedRooms:	0	Electric:	-	PrmIntWall:	-
FullBath:	0	HeatType:	-	AvgHt/FI:	-
1/2Bath:	0	HeatFuel:	-	Prm.Flors:	-
%A/C:	0	%Heated:	0	%Sprinkled:	0

Special Features and Yard Items

Type	Y/S	Qty.	Units	Qual.	Cond.	YrBlt.	Land Information				
							No.	Use Type	Type	Measure	Depth
							1	1000-Vac Comm	345 -SqFeetRate	48504	
									2		

THIS INFORMATION IS BELIEVED TO BE CORRECT AT THIS TIME BUT IT IS SUBJECT TO CHANGE AND IS NOT WARRANTED.

Note: Add as an attachment the State of Florida registration found on Sunbiz that documents the person signing as an officer with the authority to sign.

October 3, 2014

Ms. Rebecca Grohall
Planning and Zoning Director
City of Ft. Pierce
100 N. US 1
Ft. Pierce, FL 34950

Subject: Consent of Owner
Stan Oginz
4265 Berry Road
Grant, FL 32949

Dear Ms. Grohall

Please be advised the undersigned, Stan Oginz, is the owner of the subject parcel of 1 acres of land located on Seaway Drive in the City of Ft. Pierce with the Parcel ID of 2401-501-0035-000-9. The undersigned does hereby consent to the filing of an application for Site Plan Review approval with the Department of Planning & Zoning of the City of Ft. Pierce, Florida and does authorize Jimmy Burg, Square Grouper and Daniel T. Sorrow, Coteleur & Hearing, Inc., as representatives and agent on behalf of the undersigned in connection with such filing to sign the following: 1) Application for Site Development – Site Plan Review.

For:




Signatory Authority

OCTOBER 6, 2014
Date

STANLEY OGINZ
Printed Name

STATE OF FLORIDA
COUNTY OF ~~PALM BEACH~~ ST. LULIE

The foregoing instrument was acknowledged before me this 6TH day of OCT. 2014 by STANLEY OGINZ, who is personally know to me or has produced _____ as identification and executed the foregoing instrument for the purposes therein expressed.


NOTARY PUBLIC





RECEIVED OCT 07 2014

CITY OF FORT PIERCE

PLANNING DEPARTMENT

COMPREHENSIVE PLANNING ♦ DEVELOPMENT REVIEW
HISTORIC PRESERVATION ♦ URBAN DESIGN ♦ URBAN FORESTRY ♦ ZONING

APPLICATION FOR DESIGN REVIEW

Project Name: Ft. Pierce Square Grouper

1. Project description for which design review approval is requested: Final Review for restaurant use.
2. Property Tax I.D. #: 2401-501-0035-000-9
3. Property Address: Block 4 Seaway Drive Ft. Pierce, FL 34946
4. Zoning District: C5 5. Future Land Use: CG
6. Historic District Y/N N if yes, which District: _____
7. Total Acreage: 1 acres
8. Name of Owner(s): Stan Oginz
Signature of Owner(s): *Stan Oginz*
Mailing Address: (street) 4265 Berry Road
(City) Grant (State) FL (zip) 32949
Phone # (772) 519-1829
9. Name of Applicant: Jimmy Burg (Square Grouper)
Signature of Applicant: *Jimmy Burg*
Mailing Address: (street) 1111 Love Street
(City) Jupiter (State) FL (zip) 33477
Phone # (561) 575-0252
10. Name of Representative: Daniel T. Sorrow (Cotleur & Hearing, Inc.)
Signature of Representative: *D.T.S.*
Mailing Address: (street) 1934 Commerce Lane Suite 1
(City) Jupiter (State) FL (zip) 33458
Phone # (561)747-6336 ext.120 Fax (561)747- 1377
E-mail: dsorrow@cotleur-hearing.com

11. **Property Owners Acknowledgements:** - This application will not be considered complete without the signature of all property owners of record, which shall serve as an acknowledgement of the submission of this application. The property owner's signature below shall also authorize the Applicant (if other than the property owner) and/or Representative to act in his/her behalf for the purposes of seeking approval for the site plan as described herein.

Stan Oginz (772) 519-1829
Property Owner's Name (Please Print) Phone

4265 BERRY ROAD FL 32949
Address State Zip

Stanley Oginz OCTOBER 6, 2014
Property Owner's Signature Date

STATE OF FLORIDA)
ST LUCIE COUNTY)

The foregoing instrument was acknowledged before me this 6th day of OCTOBER, 2014, by STANLEY OGINZ who is personally known to me or has produced _____ as identification.

Carolyn Sikorski
Signature of Notary



A complete Administrative Review packet is required upon application submittal.

To be completed by the City

Date Received _____ By _____
Fee: _____ Receipt# _____

**All required application information must be provided at time of submittal.
Packets must be folded to 8 1/2 x 11 and collated.**

APPLICATION REQUIREMENTS:

- a. **Application fee**
- b. **Application submission shall include the following:**
 - TRC (Initial Submission): One (1) original and (13) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
 - Planning Board: One (1) original and (16) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.
 - City Commission: One (1) original and (11) paper copies of the application and support documents and provide one (1) electronic copy of the application packet as described below.

DESIGN REVIEW APPLICATION CHECKLIST

(City Code of Ordinances 22-59)

1. Submittal for Administrative Review:

1. A survey (1"=30' minimum scale) of property lines, existing topography and the location of trees meeting the tree protection regulations of Sec. 22-194, location of bordering streets and, if applicable, wetlands and beaches.
2. A Site Analysis Study to include a discussion of specimen trees and other natural vegetation, access, significant topography, wetlands, buffers, setbacks, views, orientation, the surrounding built environment and other site features that may influence design elements.
3. A draft written narrative describing the design intent of the project, its goals and objectives and how it reflects the Site Analysis Study results.
4. Context photographs of neighboring uses and architectural styles.
5. Photographs and/or drawings of architectural buildings or objects that serve as a precedent for the proposed building design. Models should be taken from local exemplary buildings, either existing or demolished. Documentation of such buildings is available in the City's Planning Department.
6. Photographs of all existing structures located on the property. If existing structures on the property are more than fifty years of age, documentation of these structures with data from the Florida Master Site File form is also required.
7. Conceptual site plan (to scale) showing proposed location of all buildings, structures, parking areas, signs and landscaping.
8. Landscape plan, at the same scale as the site plan. The planning director or designee may request enlarged plans of detailed planting areas. Planting schedule with sizes of proposed plantings must be included.
9. Accurate color rendering of proposed signs showing dimensions, type of lettering, materials and actual color samples that demonstrates cohesiveness with the project design.
10. Exterior elevations showing architectural character, external architectural features and streetscape of the proposed development, including materials, colors, shadow lines and landscaping. The street elevation shall encompass the entire proposed project and generally identify the major elements of the adjacent two properties on either side of the site. If the adjacent properties are vacant or underutilized, a diagram shall be provided that identifies the mass and form that is allowable under current zoning. If the street elevation must be drawn at such a scale as to render architectural details of the building unreadable, drawings of individual buildings at a larger scale should be provided as well.

2. Submittal for Final Review:

1. A Written Narrative describing how the project conforms to Administrative Approval and Design Review Guidelines of this section.
2. A final site plan meeting the requirements of Section 22-58.
3. A final site lighting plan that meets the requirements of Section 22-58(d)(8).
4. A final landscape plan that meets the requirements of Article XII, Landscaping and Trees.
5. Final floor plans and elevation drawings (1/8"=1'-0" minimum scale), as detailed under Administrative Approval, showing exterior building materials and colors with architectural sections and details to adequately describe the project.
6. A color board (11"x17" maximum) containing actual color samples of all exterior finishes, keyed to the elevations, and indicating the manufacturer's name and color designation.



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CAPACITY ANALYSIS

I. Site Data:

	Existing Use	Future Land Use	Zoning
North	Ft. Pierce Inlet	Ft. Pierce Inlet	Ft. Pierce Inlet
South	Storage Yard	Commercial	Tourist Commercial
East	Vacant	Commercial	Tourist Commercial
West	Vacant	Commercial	Tourist Commercial

	Future Land Use	Zoning Classification	Maximum Intensity Residential: Dwelling Units per Acre Other: Square Footage	Total Acreage	Flood Zone
Current	Commercial	Tourist Commercial	Vacant	1.01	
**Proposed	Commercial	Tourist Commercial	4,846 SF	1.01	N/A

II. Public Facilities Information:

A. Potable Water:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.125 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	⁹⁰⁸ Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

B. Wastewater:	
Average Use	Residential: 100 gallons per day per person (du x 2.6= persons x 100 gpd = demand) Other: 0.1 gallons per day per square foot
Demand Analysis	Maximum
Current Zoning/FLU	727 Total gallons per day
**Proposed Zoning/FLU	Total gallons per day
**Change in Demand	Total gallons per day

C. Parks and Recreation (Residential Classifications Only): (Du x 2.6 = persons + 44,227 = population /LOS)				
Park Type	LOS	Existing Population Park Demand	Proposed Population Park Demand	Change in Demand
Regional	20 acres per 1,000 people			
Urban District	5 acres per 1,000 people			
Community	2.5 acres per 1,000 people			
Neighborhood	1.36 acres per 1,000 people			

D. Public Schools (Residential Classifications Only): Single Family: (du x 0.405 = students/70% K-8/30% High) Multi-family: (du x 0.207 = students/70% K-8/30% High)		
	K-8	High
School Name		
City		
Distance		
Current Zoning/FLU Enrollment Demand		
**Proposed Zoning/FLU Enrollment Demand		
**Change in Demand		

E. Solid Waste: Residential (2 yard serves 15 units, 4 yard serves 30 units, 6 yard serves 45 units, 8 yard serves 60 units)	
Demand Analysis	Maximum
Current Zoning/FLU	
**Proposed Zoning/FLU	
*Change in Demand	

F. Stormwater:
Potential increase in volume discharged due to increased impervious coverage, reduced groundwater seepage or loss of surface water storage impacting Adopted LOS of 25-year 3-day storm Pre vs. Post Runoff (Storm sewers to convey 5 year- 1 day storm event; Canals to convey 3 year – 1 day storm event)

NON-RESIDENTIAL DATA					
Type(s) specify	Phase	Square footage	Acres	Expecting beginning date	Expected completion date

- A. Indicate whether the proposed project will be eliminating any existing recreational facilities. If yes, detail the number and type being eliminated. Yes No
- B. 1. Does this application involve demolition or re-use of any structure(s)? Yes No
If yes, what is the size of the structure(s) to be demolished or re-used? _____
2. What is the current use of the structure to be demolished or re-used? _____
3. Are you claiming trip credits for the demolition or re-use of a structure(s) at the site? Yes No
If yes, provide estimates of credits for each previous use at the site. (Attach sheet with calculations)

C. Exemptions Requested:

** Complete section if requesting a change in zoning, future land use, or expanding